

## ***Implementation***

***The planning process requires ongoing community participation to achieve the Plan's goals and objectives. Many of the recommendations in this Plan require further action by individuals, developers, the Community Council, the Emigration Canyon Township Planning Commission, Salt Lake County and other public agencies.***

The Emigration Canyon Community Council provides the most direct and effective link to the elected and appointed policy and decision makers of Salt Lake County government. Planning and development proposals related to the community are discussed by the council and recommendations forwarded to county officials. Each council representative should work with their elected community officers under the guidelines of this Plan for the good of the community without unduly restricting the rights of property owners and proposed developments. The formation of the Emigration Canyon Township Planning Commission also allows for more localized control of and input on planning and zoning issues. Community Council representatives are encouraged to work closely with the township planning commission.

The success of this or any General Plan is contingent on follow-through efforts by the many groups involved. All of the hard work which went into this Plan will be of little value unless the Plan is put to work. This Plan is to be used as a guide for the decision-making process, and should remain flexible enough to allow decisions to be made that are in the best interest of the Emigration Canyon Community. The Plan and its policies allow and encourage growth at suitable locations and preserve the canyon setting of the community.

Community stability will require a continuous effort by the County, property owners and neighborhood residents to maintain and improve all elements of the community, especially now, by

setting high standards for future development Salt Lake County must assume the responsibility for developing, maintaining and improving the public infrastructure, including the dedicated public streets, street lighting, sheriff and fire protection. Local utility providers should maintain and provide adequate and timely provision of services. Property owners and residents must assume responsibility for maintaining and whenever possible improving private properties. Private property maintenance and appearance is the single most important factor in preserving the areas natural setting, its unique quality and desirability. Zoning regulations, infrastructure improvements, etc. are only supportive to private property owner's responsibilities.

Each preceding section of this Plan suggests

the specific objectives that will be necessary to realize community goals. This section outlines the more general actions that will be needed for implementation.

There are many sources available to complete the goals that are desired by the community. Volunteer efforts by the community, using all of the programs available along with the regulatory mechanisms described below, are needed to implement the Plan.

### **Monitoring and Coordination**

Salt Lake County should monitor the development taking place in the area to determine

***The success of any General Plan is contingent on follow-through efforts by the groups involved.***

the amount of development that can be expected to occur based on current zoning and zoning overlays.

The Community Council should monitor the implementation of the Plan. The Council could, at times, make general recommendations to the Planning Commission and Board of County Commissioners about changes to the Plan and its administration, if necessary.

If the Emigration Canyon Community is to progress in a positive direction, citizens must show they will not accept any undesirable situations or unsightly developments as a permanent condition in the community.

Citizens are encouraged to participate in hearings and provide input on this General Plan and on the plans and proposals growing out of this document. Active citizen support will be a powerful impetus for county departments and officials to act expeditiously on various recommendations.

Salt Lake County Development Services Division should recommend that applicants meet with the Community Council to discuss development plans early in the County's review process.

The general communication between the Planning Commission, Board of County Commissioners and the Community Council should be enhanced. This dialogue should provide an opportunity to openly discuss general problems in the community and the philosophies of each group. In addition, it would allow the Planning Commission and Board of County Commissioners to give feedback to the Council on how its participation in the development review process is perceived, or where improvements are needed.

### **Subdivision Review**

Although much of the Canyon contains steep slope areas, potential for development exists. The developments anticipated in the future are located in the FR-0.5, FR-1, FR-5, and FR-20 zones. Such developments would be subject to the Salt Lake County Subdivision Ordinance. As subdivision proposals are submitted, the ordinance will be referred to and followed to ensure that all sites

posing special problems can be corrected, or not allowed to be developed. The ordinance considers many factors, such as topography, access to the site, development costs, the ability to provide efficient public services and promoting energy conservation methods of construction. When changes to zoning and subdivisions are requested by a property owner, rezoning and subdivision plats should be in conformance with this Plan.

### **Development Standards**

It is very important for neighborhood and Canyon preservation to maintain high development standards. New development applications should be reviewed to determine compatibility with the site and adjacent areas. New developments may have conditions applied to make them as compatible and safe as possible. Proposed new developments which do not relate favorably to existing uses should not be approved.

Areas of the Canyon that have potential for limited residential development are subject to the Foothills and Canyons Overlay Zone. Therefore, the recommendations of the Foothills and Canyons Site

Development and Design Standards section should be applied to all residential development in these areas. The suggestions relate to site selection and planning, building scale and design, buffering, landscaping, grading, drainage, access, and fencing. Strengthening and improving development standards for residential uses will ensure the desired growth pattern and improve environmental and visual quality for the community residents, Canyon users, and Salt Lake County.

### **Relationship to Other Plans and Ordinances**

The policies, recommendations and maps contained in the Plan are only a part of several documents and policy guides that create the Salt Lake County General Plan. This Plan along with the following special plans and studies that apply to the entire County, should be reviewed in all development proposals to ensure compliance:

***There must be a direct relationship between this General Plan and Salt Lake County's land development ordinances.***

- Wasatch Canyons Master Plan
- Salt Lake County Parks and Recreation Master Plan
- Salt Lake County Recreational Trails Master Plan
- Salt Lake County Roadway Master Plan
- Salt Lake County Foothills and Canyons Overlay Zone Ordinance
- Salt Lake County Storm Water Management Plan
- Salt Lake County Water Conservancy District, Water System Master Plan
- 1985 Emigration Canyon Master Plan

These plans and ordinances should be used in concert with the Emigration Canyon Community General Plan. Where conflicts occur among the plans, conflicts will be resolved case by case. However, where this Plan makes recommendations related to a special plan or study, an amendment to the special plan that reflects these changes should be considered.

## **Implementation Policies**

### Public Services and Utilities

#### General

1. There are currently no community or service facilities located within the study area. None are planned at this time. A community survey should be conducted to determine service and facility needs.

#### Culinary Water

1. Continuous and expanded coordination should occur between the County, each of the water districts, private water systems, the U.S. Forest Service, the Environmental Protection Agency, the Army Corps of Engineers, the State of Utah, Division of Environmental Quality, Salt Lake City Public Utilities and the City-County Health Department to share and discuss information and policy positions.

2. The County should communicate with all of the water providers and inform them of the Community General Plan recommendations. (See also

“Groundwater Protection and Supply” in the Environmental Quality Section)

3. Development should continue to be monitored annually by the City-County Health Department to insure that the service level quality of the public water supply remains unaffected.

#### Fire Protection

1. The fire department should continue to review and approve or disapprove development proposals referred to them by the Development Services Division prior to approval and include the assessment of the:

- adequacy of the water supply,
- accessibility to the site for emergency vehicles,
- capacity of personnel and equipment to serve development, and on site wildfire potential, and the developers fire reduction efforts.

2. All new development must be required to provide an adequate water supply for fire fighting purposes, as required by the fire department and the Uniform Fire Code, prior to the issuance of a building permit.

3. Individual water supply sources should be sited and maintained so they are fully accessible and visible year round.

4. The intergovernmental and district agreements concerning joint responsibility for the Emigration Canyon Community and outlying areas of the county should be reviewed and strengthened to ensure that response time is as short as possible.

5. All public thoroughfares, access roads, and driveways should be designed to meet fire department equipment and access requirements.

6. The Fire Department and Forest Service should establish an information program which notifies the public of fire protection techniques and limitations in the rural and mountain environment, i.e., road conditions, distance from fire stations, and water supply limitations. Standards set forth in the Urban-

Wildland Interface Code should be formally adopted and followed, such as:

- Shake shingles or other exterior wood materials should not be used.
- Roofs on hillsides should slope the same direction as hill.
- Decks should be built using cement or block on downhill side.
- Deck bottoms should be enclosed with a flame resistant material.
- Eaves should be enclosed and vent placed at extreme outside of home.
- Wooden fences that lead to houses can act as a “fuse” for fire to follow.
- Chimneys should be constructed with spark arrester caps.
- Avoid vegetation “choked” driveways-access in or out can be become restricted.
- Landscaping should include fire breaks such as sidewalks or non-flammable pathways.
- Use native plants as much as possible.
- A combination of arrangement of plants and use of fire-resistant species should be used to create a non-combustible area that is defensible in the event of a fire.
- Leaves and fallen branches as well as dead plants and other vegetation should be promptly removed.
- Lawns should be mowed regularly and watered at proper intervals-green or wet plants burn more slowly.
- Vegetation should be pruned 6 to 10 feet up from the ground.
- Trim branches that overhang the home.
- Rain gutters and roof tops should be kept free of debris.
- Do not burn tree trimmings or garbage.

#### Sheriff

1. Law enforcement services provided by the Salt Lake County Sheriff's Department should be maintained and expanded as new growth occurs.
2. Community concerns should be addressed, including response time and presence in the community, by citizens watch groups and crime prevention programs.

#### Septic Systems

1. New septic tank systems for residential uses should be properly located and installed following all building code requirements and the regulations and permits required by the Salt Lake City-County Health Department.
2. Existing septic systems that are failing, or not maintained should be replaced or brought into compliance with safety standards.
3. Detailed water quality studies should be performed and monitored on an annual basis by the City / County Board of Health as sources of funding are identified and funds become available.
4. Diurnal and other water quality tests should be coordinated with the efforts of the Salt Lake City Water Quality and Treatment Administrator.
5. Continuous and expanded coordination should occur between the County, each of the water districts, private water systems, the U.S. Forest Service, the Environmental Protection Agency, the Army Corps of Engineers, the State of Utah, Division of Environmental Quality, Salt Lake City Public Utilities and the City-County Health Department to ensure septic systems are not affecting the public water supply.

#### **Environmental Quality and Preservation**

##### Groundwater Supply and Quality

1. To protect the water supply, new development should not deplete existing groundwater supply beyond the ability of the local area to recharge itself.
2. The State and County should be continue to strictly enforce the conditions placed on well permits and water augmentation plans.
3. An erosion control plan should be required for development as explained in the “Submittal Requirements: Grading Plan,” Section A.2-9 of the Foothills and Canyons Overlay Zone. Erosion control plans should comply with 42 U.S.C. §402 (p) of the Clean Water Act. The state requires developments over 5 acres to obtain a storm water discharge permit and submit an erosion control plan

in accordance with Section R-317-8, Utah Pollutant Discharge Elimination System, of the Utah Administrative Code.

4. Septic locations should be sited in a manner which minimizes the risk of ground water pollution.
5. Increased enforcement of water consumption limitations should be instituted by metering and review of water usage.
6. A comprehensive study of groundwater quantity and quality should be completed by the State and County for the area. The County and the affected water district(s) should participate in ongoing studies and monitoring of water quality in the Canyon.
7. The Salt Lake City / County Health Department should continue to require that homeowners have their septic tanks periodically pumped every 8 to 10 years.
8. Sources of funding should be identified and utilized to increase monitoring of individual septic systems and enforcement of regulations requiring periodic pumping of septic tanks by the City / County Health Department.
9. A sewer system along Emigration Canyon Stream should be examined by the Canyon residents as a future possibility to preserve water quality.
10. Waste storage locations, use of landscaping chemicals, and locations for livestock/animal corrals should be taken into consideration by canyon residents to protect surface water and ground water quality.

#### Visual Resources

1. The significant visual resources that should be protected and enhanced include: meadows, ridges, hillsides, waterways, vista areas, and unique vegetation.
2. Land uses that are compatible with the visual resources are encouraged. For development proposed in a sensitive area, the Foothills and Canyons Site Development and Design Standards

should continue to be followed ensuring compatibility with the natural environment.

3. Maximum use should be made of a sites' capacity to screen development from view. For areas with less than adequate natural landscape screening, the visual diversity and landscape screening of the site should be enhanced.
4. Development near ridges should comply with the provisions of the ridge line protection section of the Foothills and Canyons Overlay Zone.
5. All disturbed areas should be revegetated.
6. Unsightly aspects of existing housing and other development should be cleaned up, buffered and/or screened.
7. Public natural areas and undeveloped open areas should be designated and preserved. Private natural and open areas within a development should also be protected. Several techniques for preserving these areas are provided in the Trails Access section and in the Foothills and Canyons Site Development and Design Standards section.
8. In the development review process, each proposal should be reviewed to confirm its potential impact to visual resources. In addition, the policies in the other sections of this Plan should be referenced.

#### Wildlife

1. During the development review, all proposals should be referred to the Utah Division of Wildlife Resources for comment, and recommendations.
2. The Utah Division of Wildlife Resources should research and identify any endangered species and the their habitats, significant riparian habitats, and wildlife movement corridors in Emigration Canyon.
3. Roads should be posted with signage to alert drivers of wildlife habitat areas and game crossings.
4. A network of public and private open space and trails should be developed to preserve wildlife habitats and provide areas where the public can view wildlife without disturbing important habitats.

5. Where deer winter ranges exist, the appropriateness of development proposals should be evaluated case by case and conform with the recommendations in the Foothills and Canyons Overlay Zone section.

6. Mitigation plans and recommendations from the State Division of Wildlife Resources should be a significant factor in development review.

7. Salt Lake County in conjunction with the Division of Wildlife Resources, should continue to update the mapped critical wildlife habitats.

8. Incentives should be provided to property owners whose development preserves critical wildlife habitat areas. Sensitive site design is also a valuable tool to protect wildlife habitat. Examples include:

- leave the wildlife habitat in a natural state;
- avoid severe cuts and fills that would disrupt wildlife movement;
- minimize the disturbance of areas by clustering development; and,
- avoid fencing that would restrict wildlife movement.

#### *Air, Odor, and Noise*

1. The County should support legislation to strengthen vehicle emissions standards, and increase enforcement of these regulations.

2. Housing development should be planned to ensure safe and efficient septic systems. The waste disposal system should employ appropriate technology and avoid producing noxious odors.

3. Septic systems located near stream beds should be properly sited and inspected to prevent the possibility of contamination to the stream.

4. Federal, State and County agencies should strictly enforce the established air quality, and noise standards throughout the county.

5. The Plan endorses the strict compliance with county legislation regulating fireplaces and wood burning stoves. The State and County should

encourage retrofitting existing fireplaces and stoves to bring them into compliance with standards.

6. Residences with wood burning fireplaces and stoves should voluntarily comply with no burn days when requested.

7. Stream and wetland buffers should be strictly enforced where septic systems may occur.

### **Transportation**

#### *General*

1. Improvement of all roads should, where appropriate, comply and follow Salt Lake County Road Standards.

2. Base calculations and decisions regarding the use of Emigration Canyon Road on its environmental capacity, such as determined by the Fehr & Peers report or similar study.

3. Rights-of-way which contain trails or other recreational venues should be preserved.

4. Approval for a vacation of a right-of-way should not be given unless it has been determined that the County has no existing or future need for the use of that right-of-way.

5. Consideration should be given for a re-platting of the Groves Subdivision, Mountain Top Park Addition, Maple City Subdivision, and the Pioneer Addition subdivisions to analyze right-of-way uses, and antiquated lots of record.

#### *New Roads*

1. New public and private roads should comply with County Standards.

2. The planning and development of new roads, including private roads, should be reviewed and approved by the County Engineering Division prior to construction, to protect natural drainage patterns, minimize cuts and fills, and prevent the unnecessary scarring of hillsides.

3. As new roads are proposed, the County and other agencies involved should promote community and citizen involvement in decisions regarding transportation issues.

4. Roads and other vehicular routes should not cross slopes greater than 30-50 percent unless, after review by the County Commission, it is determined that appropriate engineering measures can be taken to minimize impacts of the cuts/fills and the environment/aesthetics are not significantly affected.

5. Transportation projects should include consideration of pedestrian walkways, bicycle lanes, signage and lighting wherever these factors are applicable.

6. Stub streets and fragmented street patterns should be avoided in the future.

7. Salt Lake County, property owners and developers should bear a proportionate financial responsibility for providing road improvements. The funds generated for road improvements to correct deficiencies and accommodate new development should remain in the community. The funds are most needed to provide asphalt resurfacing and bike lanes based on the prioritization and needs system established by the County Engineering Division.

#### Upgrading Roadways

1. Planned road safety improvements should be made only when the community character can be maintained, the associated environmental impacts are acceptable and public costs for the improvements do not exceed the potential benefit derived.

2. The collector and local roads maintained by Salt Lake County should have sufficient width for the function they serve, and include turning lanes and other safety improvements where appropriate.

3. The needed right-of-way dedications, payment of fees into the highway fund or bonding for the road improvements by property owners or developers is essential for completing necessary improvements.

## **Open Space and Recreation**

### Open Space

1. Salt Lake City and the U. S. Forest Service manage public open space in the study area. These agencies should continue to communicate with each other. Improved communication among these groups and Salt Lake County will result in more efficient management of the public lands.

2. Private property which has little or no development potential should be reviewed for inclusion in an open space preservation program.

3. Property owners interested in open space preservation should consider creating a land trust, or donating land to a trust, such as Utah Open Lands.

4. Private open space should be protected, and its creation should be encouraged to safeguard the canyon setting, maintain visual and scenic quality, protect key wildlife habitats, buffer existing and future development, and to provide open land experiences within the private developments.

5. A trails network should be developed that provides trails for pedestrians, biking, and other non-motorized trail activities. These trails should:

- vary in distances and trail opportunities available;
- traverse diverse landscapes;
- link various areas of the community;
- access views and vistas;
- intersect to allow the traveler a choice of paths to a destination; and,

6. Trail corridors should utilize floodplains, public rights-of-way, utility rights-of-way, and open space, where possible.

7. Trails corridors should be used to connect public and private open space parcels.

8. Private development and the associated open spaces should link to the public trails system or provide public trails access through their property to link the whole system.

9. Accessible trails should be provided for all citizens.

10. Trails should be constructed in accordance with the Salt Lake County Regional Trails Plan, available through the Salt Lake County parks and Recreation Division

#### Recreational Uses

1. Active (such as hiking, biking, or jogging) and passive (such as walking, picnicking, or nature watching) recreational sites should be located throughout the study area to diffuse the impact of future growth on any one area. These recreational areas could be located to create greenbelt separations that will help preserve the uniqueness of the area.

2. Future acquisition of undeveloped land for public benefit should be related to the following planning objectives:

- maintenance of important visual resources;
- provision of needed active recreational opportunities;
- protection of significant wildlife habitats and wildlife corridors;
- protection of areas subject to significant natural hazards; and,
- provision of a connecting trails system.

#### Trails Access

A full range of strategies will be required to retain the public and private open space and trail corridors throughout the Emigration Canyon Community. The strategies are suggestions to be studied and used in concert with each other.

1. New acquisitions of open space should be pursued in the future. The public entities responsible for open space, and trails should communicate regularly. Acquisition strategies include:

- state and federal grant monies;
- general obligation bonds or revenue bonds;
- private land trust purchase lands or easements;

- donation to the County or private land trust; and,
- corporate donation of land in exchange for appropriate tax benefits;
- general fund allocations.

2. When full acquisition is not possible, practical or desirable, other innovative techniques should be used to preserve open space, such as conservation easements, donated easements, retirement of development rights, and dedication of easements as a condition of development approval.

3. Liability releases should be instituted and used to remove this obstacle to the creation of trails in accordance with the State Landowner Liability Act of 1987.

4. Salt Lake County, the incorporated cities, and all other governmental agencies should cooperate to support an integrated recreational open space system that will maximize county-wide public funds spent in trail and open space development and minimize unneeded duplication.

5. All jurisdictions should respond to the Trails Plan by securing easements and property for proposed trail corridors within their jurisdictional area as soon as possible, including trail easements for re-platted subdivisions.

#### **Natural Hazards**

Where natural resource and hazard areas have been identified, the policies developed for each constraint or sensitive area must be considered and may reduce the maximum residential density of a site. When more than one constraint or sensitive resource area exists, the more restrictive policy applies.

#### Geologic Setting

1. As a policy, no development should occur in geologic hazard areas and other natural hazard area unless adequate mitigation or elimination of the potential hazard can be demonstrated.

2. Natural hazards are found throughout the Emigration Township. In areas where a low to

moderate hazard potential is present, development plans must be reviewed to verify that natural hazards will not impact the proposed development. Developers, therefore, may be required to submit engineering geology and/or geotechnical engineering studies prepared by a qualified engineering geologist and/or professional engineer. County ordinances require that these investigations evaluate the site conditions and provide recommendations for any required mitigation. Specific hazards which must be addressed are: stability of both natural and cut/fill slopes, landslides and debris flows, seismicity, flooding and flood plain areas, and soil conditions pertaining to foundation design. If a hazard is present that could affect development, the appropriate ordinance requirements, mitigation recommendations, and site design guidelines must be followed. Where grading and retaining walls are required, appropriate design and construction recommendations must be provided.

3. Development should not be approved in high hazard areas, including: steep slopes, poor soils, flood plains, and wetland areas.

4. Potential hazards that may be created by development should also be evaluated during both the application review and construction phases. Such hazards might include destabilization of slopes, soil or rocks caused by construction of road cuts or utility extensions; changes in drainage patterns; and soil erosion that results in damage to adjacent properties. Adjacent structures and the natural environment must be protected.

#### Topography and Slope Stability

1. In conformance with the Foothills and Canyons Overlay Zone no new development should be allowed on slopes steeper than 30 percent.

2. Slope stability analyses should be conducted as part of any development proposal in support of planned cut or fill slopes, retaining walls, or other site disturbances on sloping terrain.

#### Soil Related Hazards

1. Careful planning and engineering should take place before development in areas with moderate and severe soil constraints. Soil characteristics to be considered are slope, drainage, depth to water table, texture, presence of shrinking and swelling clays, erosion potential and bearing capacity.

2. Disturbed areas should be graded and revegetated as quickly as possible to reduce the erosion potential.

3. Septic tanks or drainfields should continue to be prohibited where highly permeable soils exist unless groundwater quality is maintained. Health Department regulations allow percolation rates of one to sixty minutes per inch (mpi). Health Department regulations should be changed to create a limit of five or ten mpi. Few areas in the Canyon have highly permeable soils.

#### Hydrology and Flooding

1. Development in the 100-year floodplain and adjacent areas should comply with all floodplain regulations.

2. The amount and type of development in areas susceptible to flooding should continue to be closely monitored to prevent potential safety hazards and limit unnecessary expenditures, both private and public.

3. Floodways must be considered in development planning. Development should consider streams, flood plains, high water table, and riparian habitat areas.

4. Undeveloped areas should be maintained along waterways and their flood plains. These zones provide areas where water can overflow without damaging property, facilitate access for flood control work, provide open space for recreation and study, and can be vegetated to stabilize banks and reduce erosion and sedimentation.

5. Stream setback requirements should be recognized along Emigration Creek and tributary channels. Floodplain hazard regulations should be followed.

6. A mitigation / alternatives study for existing uses in the floodplains should be done to identify measures that can be used to reduce the flooding potential. The following list of issues should be studied:

- Human safety
- Land use options
- Design options
- Riparian habitat values
- County responsibilities

7. Stream channel improvements should use a natural design approach rather than concrete channelization or covered culverts. A “natural” design approach toward stream channel improvements in an evaluation of both upstream and downstream channel conditions with regard to stream flow, channel gradient, stream bank slopes, bed material, stream bank vegetation, channel width and depth, stream sinuosity and wildlife habitat, and utilization of native or natural materials to best emulate those conditions in order to ensure adequate flood control, erosion control, wildlife habitat preservation and natural stream integrity.

#### Wetlands

1. A wetlands investigation should be conducted prior to all development near or surrounding water features.
2. Salt Lake County and the Army Corp of Engineers should identify, review, update and protect wetland areas in the study area.

#### Seismic Hazards

##### Ground Shaking

1. All new construction in the Emigration Canyon Township is required to be designed and built in full accordance with the most current applicable Uniform Building Code requirements.
2. Older, unreinforced masonry buildings pose the greatest risk to damage and injury to persons during seismic events. Remodeling or renovation of existing buildings in the Canyon provide an excellent opportunity to increase seismic survivability of older structures.

3. Development of any special occupancy facilities in the Canyon should be prefaced by studies addressing seismic site conditions, ground shaking amplification, fire codes, and recommendations for seismic resistant design as appropriate.

4. Slope stability analyses for any cut and/or fill slope must consider dynamic loading from earthquake ground shaking.

#### Soil Liquefaction

1. For critical facilities and special occupancy structures, such as, schools, fire stations, hospitals, and other public facilities, the Natural Hazards Ordinance requires that a site-specific study be conducted in low and very-low liquefaction potential areas prior to approval.

#### Surface Fault Rupture

1. No surface fault rupture-related considerations are required for development in Emigration Canyon.

#### **Land Use Policies**

Due to the limited amount of developable land and existing zoning, no land use plan or map exists for the Canyon. The following are policies regarding land use and development.

#### General

1. Fences must be built according to the zoning provisions for new developments and requirements of the Foothills and Canyons Overlay Zone, and the Foothills and Canyons Site Development and Design Standards. Wood rail fences and rock walls up to a maximum of 42 inches in height are allowed in front yards, along roadways and to delineate property lines. Opaque fences over 42 inches in height can be used to screen patios, dog runs and other small areas immediately adjacent to a residence. A building permit is required for construction of a fence, which is not immediately adjacent to a residence. Fencing which is located in the Salt Lake County Right of Way must be removed, unless an encroachment permit is obtained through the Salt Lake County Engineering Division.

2. The issuance of encroachment permits in Emigration Canyon is strongly discouraged.

### Zoning

1. As a standard, residential densities allowed should conform to the limits of the zone.

2. Rezoning of areas should occur to better fit characteristics of the site and conform with the recommendations of this Plan. Selection of areas to rezone should be initiated by Salt Lake County, the Emigration Canyon Community Council or cooperative effort by property owners.

3. The existing FR-5 zone just west of Burr Fork should be rezoned to FR-20. A density bonus for open space subdivision design should be allowed on the new FR-20 zone. This bonus should allow for an overall density of 25% maximum lot coverage. This coverage would allow the same unit density as would be possible in the FR-5 zone.

4. Voluntary lot mergers are encouraged to create parcel sizes or building pads following the Plan's recommendations, and the standards of the Foothills and Canyons Overlay Zone.

5. It is recommended that re-platting should occur to bring sub-standard lots into compliance with the minimum lot size recommendation of the Foothills and Canyons Overlay Zone. The minimum recommended lot size in Emigration Canyon should be one (1) acre, or to the minimum of the zone if the zone allows less than one acre (i.e. ½ acre in the FR-0.5 zone). Re-platting should occur in the Groves Subdivision, Mountain Top Park Addition, Maple City Subdivision, and the Pioneer Addition subdivisions.

6. Re-platting should occur in areas which are determined by Salt Lake County, Emigration Canyon Township Planning Commission, Emigration Community Council, land owners, or citizens, to bring sub-standard lots into compliance with County ordinances.

7. Salt Lake County Development Services Division should continue to enforce all zoning

regulations and development requirements to ensure the health, safety, and welfare of Community residents. Complaints of violations or nuisance should be verified by enforcement officers and corrected immediately.

8. Zoning provisions for new developments and existing lots must be followed. Properties and structures in violation of zone requirements, building codes or other conditions must be brought into compliance. Every effort by the Salt Lake County Development Services Division and other agencies must be used to solve the isolated problems with code enforcement that exist in the area.

### Low Density Residential

1. New development should continue to be reviewed to ensure compliance with the Foothills and Canyons Overlay Zone and the Site Development and Design Standards, observing all applicable recommendations including building material color and selection, building scale and design, grading, landscaping and vegetation, parking, fences and other factors included in the ordinance.

2. Salt Lake County should more strictly enforce compliance with County ordinances and codes for development projects.

3. Traffic generated by new development should not exceed the capacity of the roadways and recommended "Level of Service".

4. Mapped constraints should be verified by the applicant, the Development Services Division, the Emigration Canyon Township Planning Commission and appropriate agencies during the review process, and considered in the development design. Site specific analyses should be completed to identify constraints for new development prior to application approval.

### Open Space Subdivision Design

1. In each zone allowing open space subdivision design the lot size may be reduced from the general lot size of that zone district to a specific minimum lot size. The increased density and all such lot reductions shall be compensated by an equivalent amount of land in open space to be preserved and maintained for a recreational amenity or conservation purpose. The overall density of the development should not exceed the maximum density allowed in the zone

2. Salt Lake County should continue to provide the opportunity for innovative subdivision design to mitigate the undesirable impacts created by standard subdivisions.

Commercial Development

1. No new commercial zoning should occur in the Canyon.

2. Future commercial development along Emigration Canyon Road could occur near the entrance to Emigration Place P.U.D. This potential site should be evaluated on an individual basis. Guidelines for commercial development are subject to the Foothills and Canyons Site Development and Design Standards section.

3. Future commercial development should be designed to serve mainly the Canyon residents. The uses, scale, site design, and hours of operation should be compatible with the canyon setting.

4. Any new commercial development should occur in the commercial space available.